

MIXED-USE FOR SALE OR LEASE

1170 Parkway Drive

Mixed-Use - For Sale or Lease

1170 Parkway Drive, Port Williams, NS B0P 1T0

kW COMMERCIAL
ADVISORS[®]



SECTION I PROPERTY OVERVIEW

EXECUTIVE SUMMARY

1170 PARKWAY DRIVE



OFFERING SUMMARY

PROPERTY TYPE:	Mixed-Use (Industrial / Residential)
PID #:	55037089
BUILDING SIZE:	4,970 SF (42' x 94' Base area)
LOT SIZE:	2.3 Acres
POWER:	200 Amp electrical
ASSESSED OWNER:	Down to Earth Gardening Ltd.
ASSESSED VALUE:	\$629,700 (Commercial Taxable 2024)
LIST PRICE:	\$1,499,000
LEASE RATE:	\$4,500/Month Net + Cam & Tax (3,600 SF - Portion of main level)

PROPERTY OVERVIEW

- 4,790 SF Wood frame building
- Office/warehouse on main level
- 2-Bedroom AirBNB located on the 2nd level (fully furnished)
- 17.5' Clear ceiling height
- Three (3) 14' x 14' grade loading doors
- Ductless heating & cooling
- 64' Water frontage
- Portion of main level available for lease (3,600 SF)

LOCATION OVERVIEW

The subject property is located in Port Williams (Kings County, Nova Scotia), between and to the north, of the towns of Wolfville and Kentville with an estimated population of +/- 1,110 people. The Village area comprises all the land between the Canard and Cornwallis Rivers, extending approximately two miles east to Starr's Point and two miles west to Tiny Parish Road.

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PROPERTY PHOTOS

1170 PARKWAY DRIVE



PROPERTY PHOTOS

1170 PARKWAY DRIVE



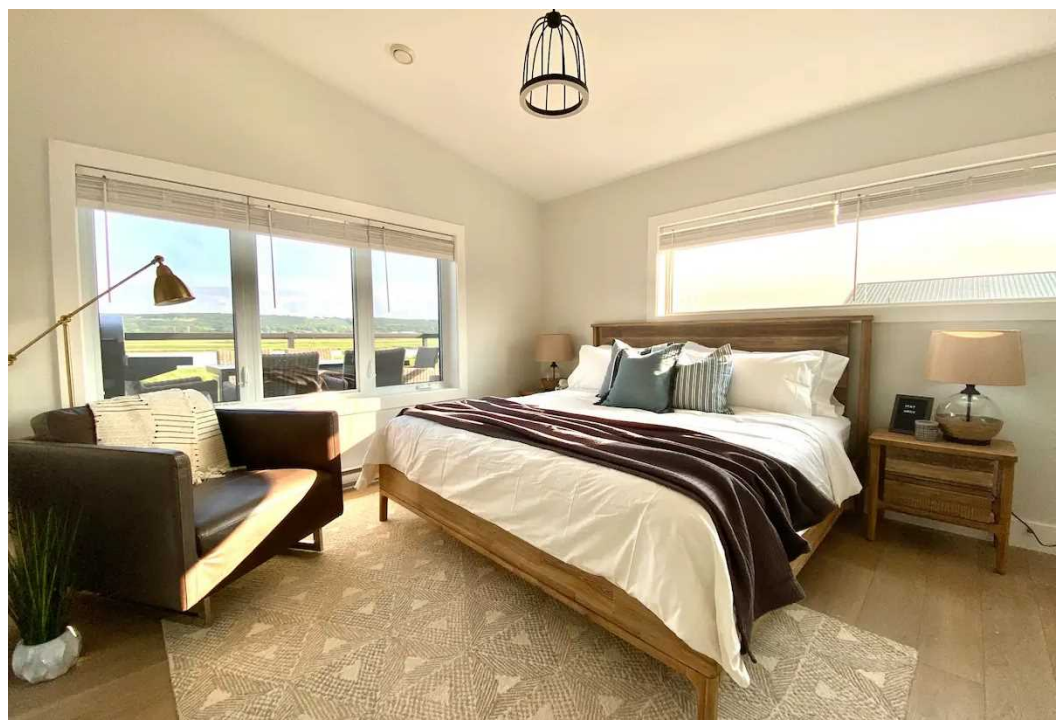
PROPERTY PHOTOS

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FLOOR PLAN

1170 PARKWAY DRIVE



For Lease: 3,600 SF

TOTAL: 1230 sq. ft
FLOOR 1: 1230 sq. ft
EXCLUDED AREAS: PORCH: 251 sq. ft, GARAGE: 2318 sq. ft, ELECTRICAL ROOM: 18 sq. ft

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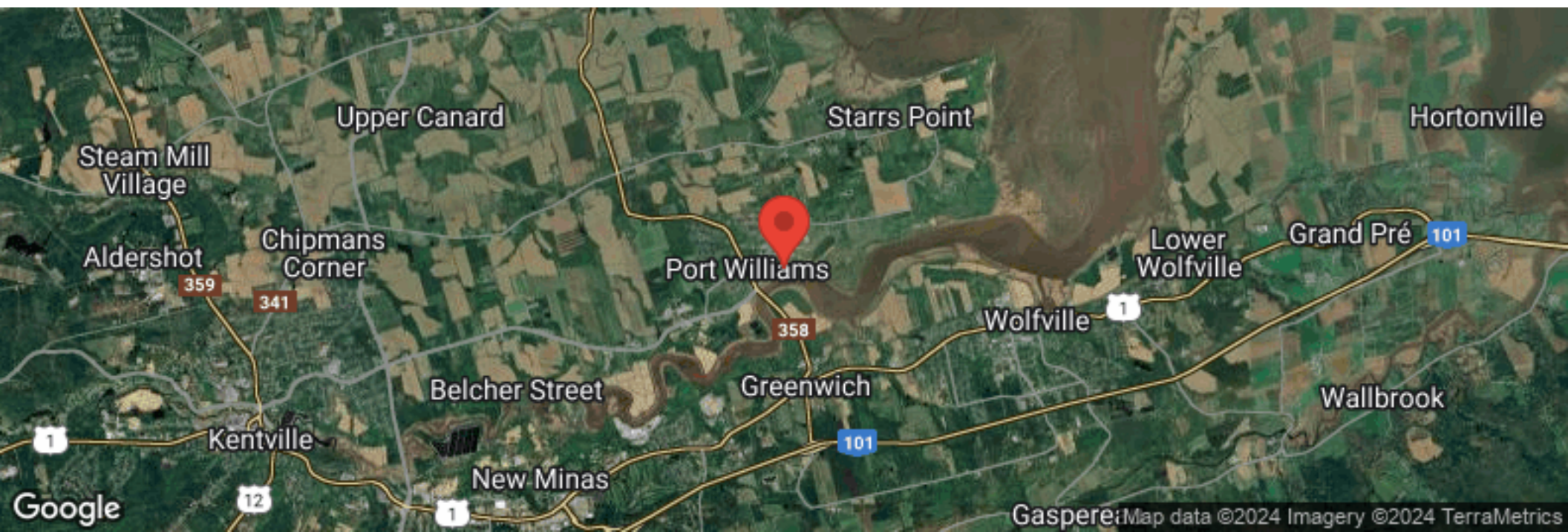
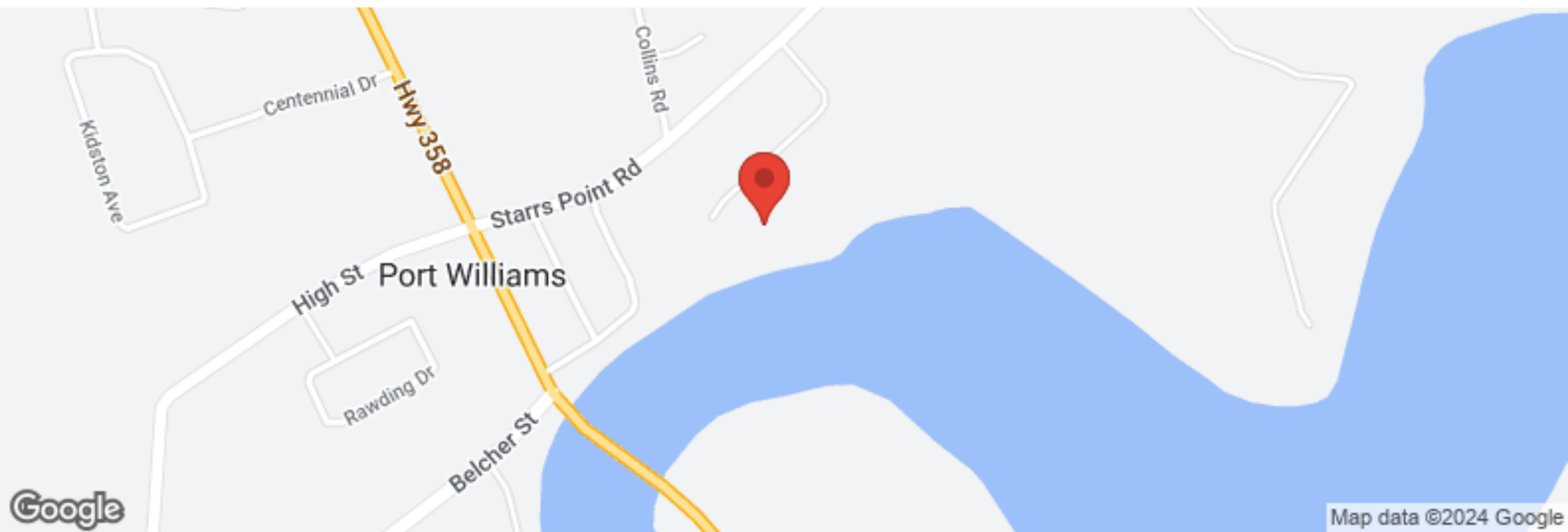
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SECTION II LOCATION OVERVIEW

LOCATION MAPS

1170 PARKWAY DRIVE



C-1 (GENERAL COMMERCIAL) ZONING

1170 PARKWAY DRIVE

Land Use	C1	C2	C3	C4	C5	C6
Automotive Repair	C1			C4	C5	
Automotive Sales and Rental	C1			C4	C5	
Building and Construction Contractors	C1			C4		
Bus/Taxi Stations	C1	C2			C5	
Business Offices	C1	C2	C3	C4		
Carwash Facilities	C1				C5	
Community Facilities	C1	C2	C3	C4		
Crematoria	C1		C3	C4		
Day Care Facilities	C1	C2	C3			
Domestic Animal Grooming	C1	C2	C3	C4		
Drive-Through Restaurants	C1				C5	
Dry-cleaning Depots	C1	C2	C3	C4		
Dry-cleaning Facilities	C1					
Educational Facilities	C1	C2	C3	C4		
Emergency Services	C1	C2		C4	C5	
Equipment Rental	C1	C2	C3	C4		
Existing uses permitted in the General Commercial (C1) Zone		C2				
Farm or Vineyard Product Sampling				C4		
Farm Market Outlets				C4		
Fixed Roof Overnight Accommodations	C1	C2	C3	C4	C5	
Food and Drink Production	C1	C2		C4		
Forestry Related Industry				C4		
Forestry Uses				C4		C6
Funeral Homes	C1	C2	C3	C4		
Gas Bars	C1	C2		C4	C5	
Goods and Services Shops	C1	C2	C3	C4		
Greenhouses				C4		
Heavy Equipment Facilities	C1			C4	C5	
Household Item Repair Services	C1	C2	C3	C4		
Indoor Recreation Uses	C1	C2	C3	C4		

By-law #106 – Land Use By-law
Section 5: Commercial Zones

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Section 5 - COMMERCIAL ZONES

5.1 Summary of Commercial Zone Names and Symbols

Zone Name	Symbol
General Commercial	C1
Central Business	C2
Mixed Commercial Residential	C3
Rural Commercial	C4
Highway Commercial	C5
Comprehensive Business Development	C6

5.2 Summary of Permitted Uses within Commercial Zones

The following summarizes the main permitted uses in the Commercial Zones subject to all the requirements set out in this By-law. Please see the specific zone section for an exact list of permitted uses and any special conditions.

Land Use	C1	C2	C3	C4	C5	C6
RESIDENTIAL						
Grouped Dwellings			C3			
Mobile Homes				C4		
Multi-unit Dwellings			C3			
One Unit Dwellings			C3	C4		
Residential Facilities			C3	C4		
Residential Units in Commercial Buildings	C1	C2	C3	C4		
Semi-detached Dwellings			C3	C4		
Townhouses			C3			
Two Unit Dwellings			C3	C4		
NON-RESIDENTIAL						
Agricultural Equipment and Parts Sales and Service	C1			C4	C5	
Agricultural Related Industries	C1	C2		C4		
Agricultural Uses				C4		C6
Agricultural Uses – Existing	C1	C2	C3		C5	
Agritainment Uses				C4		
Animal Boarding Facilities				C4		
Arts and Cultural Centres	C1	C2	C3	C4	C5	

By-law #106 – Land Use By-law
Section 5: Commercial Zones

5-1

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C-1 (GENERAL COMMERCIAL) ZONING

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Land Use	C1	C2	C3	C4	C5	C6
Laundromats	C1	C2	C3	C4	C5	
Licensed Liquor Establishments	C1	C2				
Manufacturing	C1	C2				
Medical and Dental Clinics	C1	C2	C3	C4		
Outdoor Commercial Display	C1				C5	
Parking Lots	C1	C2			C5	
Personal Service Shops	C1	C2	C3	C4		
Places of Worship	C1	C2	C3	C4		
Professional Trades	C1			C4		
Restaurants	C1	C2	C3	C4	C5	
Retail Stores	C1	C2	C3	C4	C5	
Self Storage Facilities				C4	C5	
Storefront Recycling Uses	C1	C2		C4		
Tourist Commercial Uses				C4		
Veterinary Clinics	C1	C2	C3	C4		
Visitor Information Centres	C1	C2	C3	C4	C5	
Wildlife Rescue and Rehabilitation Centres				C4		

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SECTION III CONTACT INFORMATION



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